

Courtesy Of Jeff D Jackson Of Bode

## \$649,900 - 25 Cannes Cove, St. Albert

MLS® #E4425131

### \$649,900

3 Bedroom, 2.50 Bathroom, 2,386 sqft

Single Family on 0.00 Acres

Cherot, St. Albert, AB

Open-to-above home by Bedrock Homes. Designer kitchen with oversized island. Main floor flex room. Mudroom with MDF organizers, a bench, shelves, hooks, & cubbies. Full railing throughout creates an open feeling. Linear electric fireplace in the great room. Walk-through pantry with white melamine shelving. Grand primary bedroom with 5-piece spa-like ensuite which includes dual sinks, a soaker tub & fully tiled shower. Large second floor laundry room. Splatter coated ceilings on main & second level. Swinging closet doors throughout. Painted basement floor & stairs. Includes modern smart home technology system (Smart Home Hub), Ecobee thermostat, camera / video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Energy efficient features include triple pane, Low-E, argon gas filled, Energy Star rated windows, heat recovery ventilator, 96.5% efficient & direct vented furnace, & Bedrock's "Hotbox" system.

Built in 2025

### Essential Information

MLS® #	E4425131
Price	\$649,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,386
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Cannes Cove
Area	St. Albert
Subdivision	Cherot
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8T 2C6

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stone  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025  
Days on Market 3  
Zoning Zone 24

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Listing information last updated on March 14th, 2025 at 6:32am MDT